



## Willow Farm Arundel Road, Patching

### Freehold

Substantial detached four/five bedroom farmhouse in rural location • Set in 3.5 acres of secluded grounds • Within the National South Downs National Park • Ideal for those who would like to keep livestock • Outbuilding including stables and barn • Potential for glamping site • For more information visit the [Cooper Adams Website](http://www.cooperadams.co.uk)

*Cooper Adams*



Located in the heart of South Downs National Park, this spacious four/five-bedroom detached farmhouse offers a rare chance to enjoy peaceful rural living while remaining close to local amenities and transport links. Set on 3.5 acres beside Patching Pond, it's ideal for keeping livestock and has potential for a glamping site (subject to approvals).

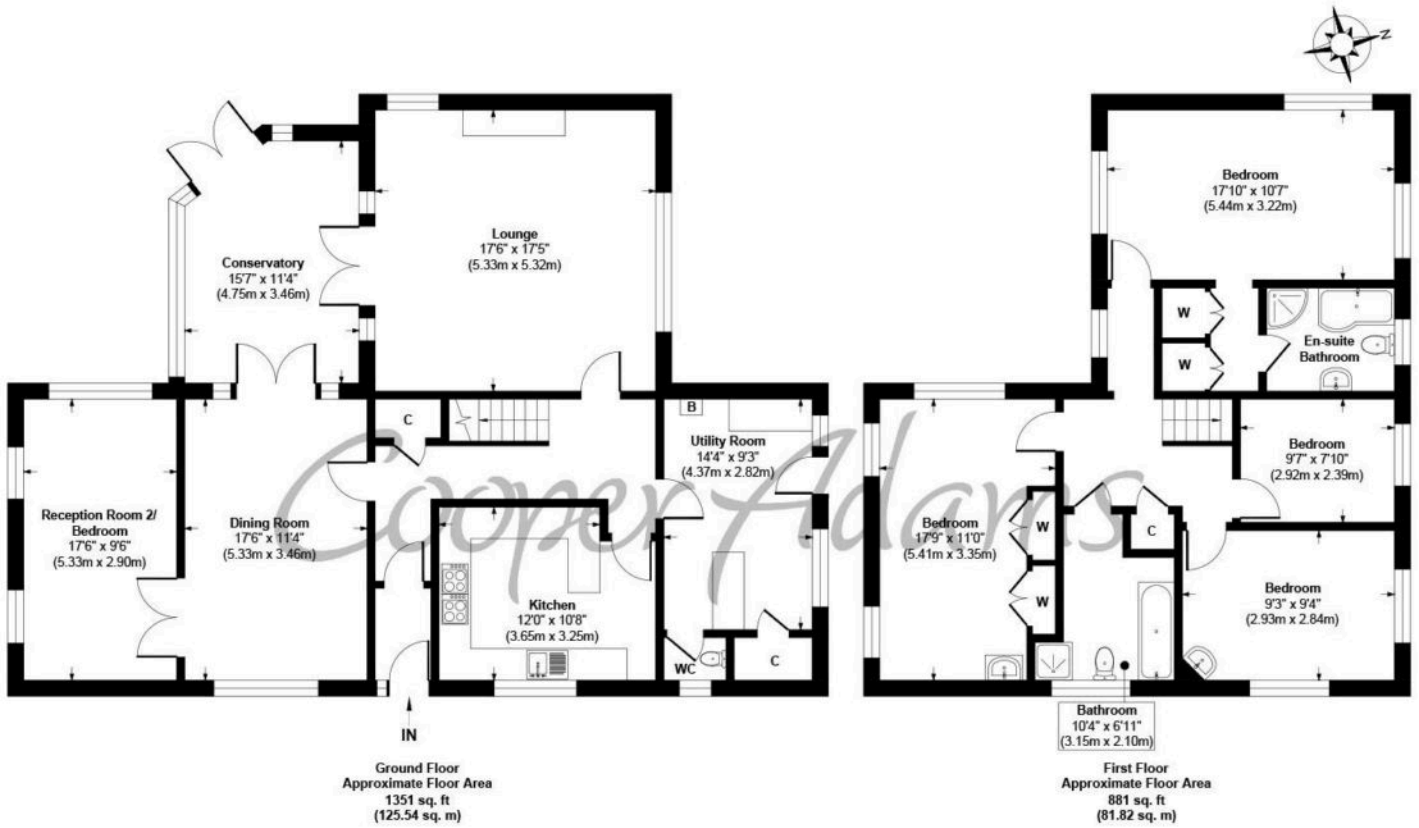
Built in 1997 by the current owners, the home features a study/bedroom five, conservatory, dining room, large sitting room with an inglenook fireplace, kitchen with breakfast bar, utility room, family bathroom, and an en-suite to the main bedroom with triple aspect views. Most rooms are double aspect, maximizing natural light and countryside views. Outside, the landscaped grounds include formal gardens and several outbuildings, including a barn with conversion potential. A long private driveway ensures seclusion, while easy access to the A27 and A24 puts Worthing, Brighton, Arundel, and Chichester within easy reach. Angmering village offers everyday essentials, and nearby attractions include golf courses, gyms, pubs, and walking and cycling routes.



Patching is a small, rural village and civil parish located on the southern slopes of the South Downs, roughly 6km (4 miles) northwest of Worthing. It's known for its rural nature and character, with a focus on preserving the area's landscape and environment. The village has a single main street and is surrounded by rolling farmland, with ancient woodlands to the west and north. This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.







**Arundel Road, Patching, BN13 3UQ**  
**Approx. Gross Internal Floor Area 2232 sq. ft / 207.36 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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